

**Fill in this information to identify the case:**Debtor name **East Town Management, LLC**United States Bankruptcy Court for the: **EASTERN DISTRICT OF WISCONSIN**Case number (if known) **24-20856-beh**☐ Check if this is an amended filing**Official Form 207****Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy****04/19**

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

**Part 1: Income****1. Gross revenue from business**☐ None.**Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year****From the beginning of the fiscal year to filing date:**From **1/01/2024** to **Filing Date****Sources of revenue**  
Check all that apply☒ Operating a business☐ Other \_\_\_\_\_**Gross revenue**  
(before deductions and exclusions)**\$61,548.88****For prior year:**From **1/01/2023** to **12/31/2023**☒ Operating a business☐ Other \_\_\_\_\_**\$275,000.00****For year before that:**From **1/01/2022** to **12/31/2022**☒ Operating a business☐ Other \_\_\_\_\_**\$282,780.00****2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None.**Description of sources of revenue****Gross revenue from each source**  
(before deductions and exclusions)**Part 2: List Certain Transfers Made Before Filing for Bankruptcy****3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None.**Creditor's Name and Address****Dates****Total amount of value****Reasons for payment or transfer**  
*Check all that apply*

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. <b>See attachment</b>		<b>\$0.00</b>	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other ____

**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☒ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
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**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
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**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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**Part 3: Legal Actions or Assignments****7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None.

	Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1.	<b>Markos Ramirez et al vs. East Town Management LLC et al. 2023CV000066</b>	<b>Foreclosure</b>	<b>Waukesha County Circuit Court 515 W. Moreland Blvd Waukesha, WI 53188</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.2.	<b>Audra Grant v. East Town Management, LLC 2023CV000991</b>	<b>Money judgment</b>	<b>Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.3.	<b>City of Milwaukee vs. East Town Management, LLC 2023CV001949</b>	<b>Money judgment</b>	<b>Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233</b>	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded

	Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.4.	<b>Markos Ramirez vs. Chris Knight et al 2023CV002974</b>	<b>Money judgment</b>	<b>Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.5.	<b>Lima One Capital, LLC v. Christopher Knight et al. 2023CV003689</b>	<b>Money judgment</b>	<b>Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.6.	<b>Daniel J. Wycklendt et al v. Chris Knight et al 2023CV000955</b>	<b>Money judgment</b>	<b>Waukesha County Circuit Court 515 W. Moreland Blvd Waukesha, WI 53188</b>	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded
7.7.	<b>Fora Financial Asset Securitization 2021 LLC v. East Town Management LLC et al. 2023CV001065</b>	<b>Money judgment</b>	<b>Waukesha County Circuit Court 515 W. Moreland Blvd Waukesha, WI 53188</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.8.	<b>Lima One Capital, LLC v. East Town Management, LLC et al 2023CV005445</b>	<b>Foreclosure</b>	<b>Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.9.	<b>Lima One Capital, LLC vs. Chistopher E Knight et al. 2023CV005480</b>	<b>Foreclosure</b>	<b>Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233</b>	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded
7.10	<b>Lima One Capital, LLC vs. Christopher E Knight et al. 2023CV005623</b>	<b>Foreclosure</b>	<b>Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.11	<b>Lima One Capital, LLC v. Chistopher Edward Knight et al 2023CV005646</b>	<b>Foreclosure</b>	<b>Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233</b>	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded
7.12	<b>Lima One Capital, LLC v. Christopher Knight et al 2023CV005739</b>	<b>Foreclosure</b>	<b>Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.13	<b>Lima One Capital, LLC v. Christopher Knight et al. 2023CV003836</b>	<b>Foreclosure</b>	<b>Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.14	<b>Wilmington Savings Fund Society c/o Lima One Capital MFA v. Chistopher E. Knight et al. 2023CV007366</b>	<b>Foreclosure</b>	<b>Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

	Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.15	<b>City of Milwaukee v. Corp ID: E04198 East Town Management LLC 2024TJ000049</b>	<b>Transcript of judgment</b>	<b>Milwaukee County Circuit Court 901 N. 9th Street Milwaukee, WI 53233</b>	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

**8. Assignments and receivership**

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None

**Part 4: Certain Gifts and Charitable Contributions****9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**

☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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**Part 5: Certain Losses****10. All losses from fire, theft, or other casualty within 1 year before filing this case.**

☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss  If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.  List unpaid claims on Official Form 106A/B ( <i>Schedule A/B: Assets – Real and Personal Property</i> ).	Dates of loss	Value of property lost
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**Part 6: Certain Payments or Transfers****11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

	Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1.	Kerkman & Dunn 839 N. Jefferson St., Ste. 400 Milwaukee, WI 53202		Retainer of \$18,500 paid to Debtors' counsel: \$10,000 (1/17/2024) \$6,000 (2/23/2024)	\$14,377.50
	Email or website address			
	Who made the payment, if not debtor? East Town Management			

**12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

☒ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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**13. Transfers not already listed on this statement**

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☐ None.

	Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.1	Home Rehab Lending LLC Att: Benjamin Sadek 2237 N Lake Dr Milwaukee, WI 53202	Deed-In-Lieu of Foreclosure: real estate, personal property, leases.		\$0.00
	Relationship to debtor Lender			

**Part 7: Previous Locations****14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☐ Does not apply

	Address	Dates of occupancy From-To
14.1.	1600 Langwood Ave. Elm Grove, WI 53122	6/1/2017-10/15/2022

**Part 8: Health Care Bankruptcies****15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- ☒ No. Go to Part 9.
- ☐ Yes. Fill in the information below.

**Facility name and address****Nature of the business operation, including type of services the debtor provides****If debtor provides meals and housing, number of patients in debtor's care****Part 9: Personally Identifiable Information****16. Does the debtor collect and retain personally identifiable information of customers?**

- ☐ No.
- ☒ Yes. State the nature of the information collected and retained.

**Tenant information**

Does the debtor have a privacy policy about that information?

- ☒ No
- ☐ Yes

**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?**

- ☒ No. Go to Part 10.
- ☐ Yes. Does the debtor serve as plan administrator?

**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units****18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

- ☒ None

**Financial Institution name and Address****Last 4 digits of account number****Type of account or instrument****Date account was closed, sold, moved, or transferred****Last balance before closing or transfer****19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

- ☒ None

**Depository institution name and address****Names of anyone with access to it  
Address****Description of the contents****Do you still have it?****20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

- ☐ None

**Facility name and address****Names of anyone with access to it****Description of the contents****Do you still have it?**

Facility name and address	Names of anyone with access to it	Description of the contents	Do you still have it?
U-Haul Moving & Storage of West Alliss 924 S. 108th Milwaukee, WI 53214	N/A	Furniture for staging	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Wadina Family Trust 8018 W. Becher St West Allis, WI 53211	N/A	Furniture for staging	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own****21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☐ None

Owner's name and address	Location of the property	Describe the property	Value
Danny Olson 2417 W Greenfield Front lower unit Milwaukee, WI 53204		Security deposit	\$650.00
Owner's name and address	Location of the property	Describe the property	Value
Xavier 2417 W. Greenfield Ave. Milwaukee, WI 53202		Security deposit	\$500.00
Owner's name and address	Location of the property	Describe the property	Value
Ryanna Crook 3919 W Cherry St. Milwaukee, WI 53208		Security deposit	\$421.00
Owner's name and address	Location of the property	Describe the property	Value
Jose Torres 1556 W Mitchell #1 Milwaukee, WI 53204		Security deposit	\$650.00
Owner's name and address	Location of the property	Describe the property	Value
Phillip Roades 3901 N Port Washington #2 Milwaukee, WI 53212		Security deposit	\$675.00
Owner's name and address	Location of the property	Describe the property	Value
Leetta Gill 3920 N 22nd St. Milwaukee, WI 53206		Security deposit	\$1,000.00
Owner's name and address	Location of the property	Describe the property	Value
Miranda Kirk 3419 W. Juneau Upper unit Milwaukee, WI 53208		Security deposit	\$610.00
Owner's name and address	Location of the property	Describe the property	Value
Danielle Woods 3419 W James Lower unit Milwaukee, WI 53208		Security deposit	\$560.00

**Part 12: Details About Environment Information**

For the purpose of Part 12, the following definitions apply:

*Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

*Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

*Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

**Report all notices, releases, and proceedings known, regardless of when they occurred.**

22. **Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.**

- ☒ No.  
☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
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23. **Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?**

- ☒ No.  
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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24. **Has the debtor notified any governmental unit of any release of hazardous material?**

- ☒ No.  
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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**Part 13: Details About the Debtor's Business or Connections to Any Business**

25. **Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

☐ None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
25.1. CKMH, LLC 13500 Watertown Plank Rd STE 101 Elm Grove, WI 53122	Real Estate Holding Company	<b>Dates business existed</b> EIN: From-To 2019 - 2023
25.2. CEK2, LLC 13500 Watertown Plank Rd STE 101 Elm Grove, WI 53122	Real Estate Holding Company	EIN: From-To 2018 - 2023



Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
		Dates business existed EIN:
25.3. Knight Real Estate Services, LLC 13500 Watertown Plank Rd STE 101 Elm Grove, WI 53122	Real Estate Holding Company	From-To 2015 - 2023
25.4. Principle Home Buyers, LLC 13500 Watertown Plank Rd STE101 Elm Grove, WI 53122	Real Estate Holding Company	EIN: From-To 2014 - 2023
25.5. CELEKT Holdings, LLC 13500 Watertown Plank Rd STE 101 Elm Grove, WI 53122	Real Estate Holding Company	EIN: From-To 2017 - 2023
25.6. ATK Holdings, LLC 13500 Watertown Plank Rd STE 101 Elm Grove, WI 53122	Real Estate Holding Company	EIN: From-To 2016 - 2023
25.7. CEK Holdings, LLC 13500 Watertown Plank Rd STE 101 Elm Grove, WI 53122	Real Estate Holding Company	EIN: From-To 2016 - 2023
25.8. Prestige Worldwide 2020, LLC 13500 Watertown Plank Rd STE 101 Elm Grove, WI 53122	Real Estate Holding Company	EIN: From-To 2020 - 2023

**26. Books, records, and financial statements**

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☐ None

Name and address	Date of service From-To
26a.1. Barry J. Goldman, CPA LLC 10144 N. Port Washington Rd., Ste 1-D Thiensville, WI 53092	2022; 2021

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☐ None

Name and address	Date of service From-To
26b.1. Lima One Capital, LLC 201 East McBee Avenue Suite 300 Greenville, SC 29601	Summer 2022

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☒ None**Name and address****If any books of account and records are unavailable, explain why**

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☐ None**Name and address**

26d.1. **Lima One Capital, LLC**  
**201 East McBee Avenue Suite 300**  
**Greenville, SC 29601**

**27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No☐ Yes. Give the details about the two most recent inventories.**Name of the person who supervised the taking of the inventory****Date of inventory****The dollar amount and basis (cost, market, or other basis) of each inventory**

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

**Name****Address****Position and nature of any interest****% of interest, if any****Christopher Knight****1005 Lone Tree  
Elm Grove, WI 53122****President and sole member****100**

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

☒ No☐ Yes. Identify below.**30. Payments, distributions, or withdrawals credited or given to insiders**

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

☒ No☐ Yes. Identify below.**Name and address of recipient****Amount of money or description and value of property****Dates****Reason for providing the value**

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

☒ No☐ Yes. Identify below.**Name of the parent corporation****Employer Identification number of the parent corporation**

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

☒ No☐ Yes. Identify below.

Debtor East Town Management, LLC

Case number (if known) 24-20856-beh

Name of the pension fund

Employer Identification number of the parent corporation

**Part 14: Signature and Declaration**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 11, 2024

/s/ Christopher Knight

Signature of individual signing on behalf of the debtor

Christopher Knight

Printed name

Position or relationship to debtor Sole Member

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

☒ No

☐ Yes